



OLD STABLE COTTAGE | MOSSER | COCKERMOUTH | CUMBRIA | CA13 0RB

PRICE £160,000



Lillingtons
Estate Agents



SUMMARY

Nestled into the foothills located within the beautiful western side of the Lake District with frequent visits from the local red squirrel population, this charming cottage really is an exceptional find! Well located for the lovely Gem town of Cockermouth and within easy access of Loweswater, Crummock Water and Ennerdale, the property forms part of a farm development and is accessed via a communal courtyard at the front. The accommodation includes a living room with opening into kitchen/dining room, a ground floor bathroom, two first floor double bedrooms, a rear low maintenance garden and there is an allocated space to park in a courtyard nearby.

EPC band D

GROUND FLOOR ENTRANCE

A part glazed door in a shared covered porch with Wood Farm cottage leads into the living room.

LIVING ROOM

Living area with recess for electric fire, display niches, modern storage heater, stairs to first floor, door into bathroom. Open into kitchen

KITCHEN/DINING ROOM

Fitted with a range of base and wall units with work surfaces, single drainer sink unit with tiled splashback, electric cooker, space for fridge and washing machine, modern storage heater, door into rear garden.

GROUND FLOOR BATHROOM

Panel bath, separate shower area with electric unit, tiled areas, extractor fan, electric towel rail, door to a separate WC with hand wash basin and low level WC.

FIRST FLOOR LANDING

Doors to rooms, Velux window to side, access to loft space.

BEDROOM 1

Vaulted ceiling with double glazed window to side, exposed purlins, two Velux windows, modern storage heater, built in airing cupboard.

BEDROOM 2

Double glazed window to side, modern storage heater, exposed purlins.

EXTERNALLY

To the rear of the property is a garden area with open aspect including lawn and a side gate onto the adjacent lane. There is a parking space available in a shared courtyard about 100m from the property

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

Services: Mains water and electric are connected, Septic tank drainage

Fixtures & Fittings: Carpets

Broadband type & speed: Poor Broadband speed through landline but available through installed 4G Wi-Fi. Satellite Wi-Fi is available subject to installation.

Known mobile reception issues: Internal EE & Vodafone may have limitations. Three & O2 ok. Externally all UK providers ok.

Planning permission passed in the immediate area: None known

The property is not listed

Local Occupancy clause applies (must live or work in Cumbria)

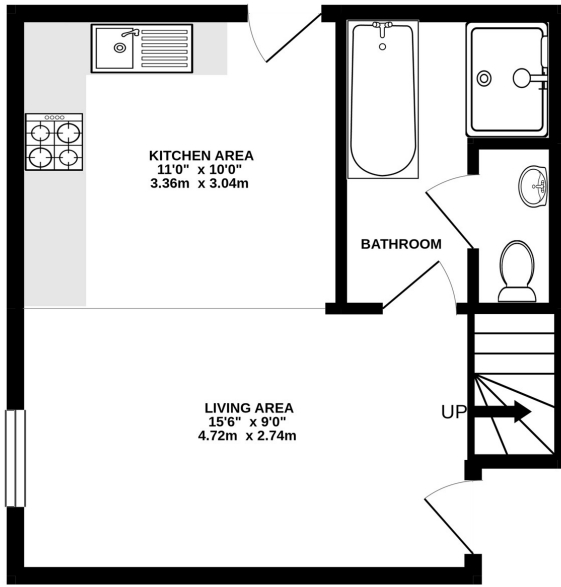
DIRECTIONS

From Cockermouth head south on the A5086 towards Egremont. At the Paddle School crossroads turn left and then take the next lane on the right after approximately half a mile. Follow this lane for approximately 1.3 miles and the property will be situated on the right hand side as the road begins to descend.

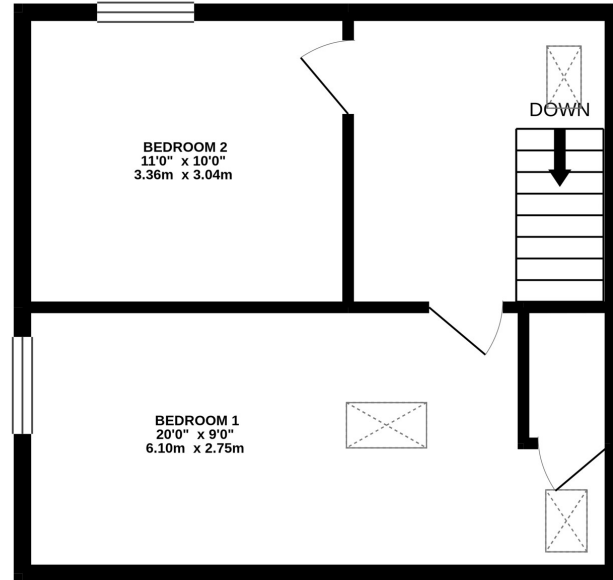




GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	
England, Scotland & Wales			